

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Rebekah Hincke
FROM:	Highways, WSCC
DATE:	09/03/2026
LOCATION:	3-4 Liverpool Buildings, Liverpool Road, Worthing, BN11 1SY
SUBJECT:	AWDM/0237/26 Change of use of first floor from commercial (Use Class E) to one residential unit (Use Class C3); extension of extract flue to above eaves level; removal of rear staircase and alterations to fenestration.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed change of use of first floor from commercial (Use Class E) to one residential unit (Use Class C3) with associated works. The site is located on Liverpool Road, an unclassified road subject to a speed restriction of 20 mph.

For context, the LHA was previously consulted regarding highway matters for this site for application NOTICE/0016/25 (*Application for Prior Approval for Change of Use of first floor space above the existing retained Cafe for use as a 2no. Bedroom 4no. Person flat. with associated cycle and refuse storage at ground floor*), of which no highway safety or capacity concerns were raised. The LPA refused the application on grounds unrelated to highways.

For the current application, no vehicular access is associated with this site, whilst pedestrian access will be achieved from the rear of the site, accessed via Bank Passage. No traffic flow information has been provided with the current application; however, Class E uses tend to generate greater material movements than C3 residential. Therefore, the LHA does not anticipate that material movements associated with the site will exceed that of the existing.

No off-street vehicular parking provision is proposed – therefore, vehicular parking would have to be accommodated on-street or within nearby paid-for provision, as per the existing arrangement. Comprehensive parking restrictions are in place on nearby roads, prohibiting parking in places that would be detrimental to highway safety. The LHA does not anticipate that the existing nil car parking provision would result in a highway safety concern. However, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

Weight is given to the fact that the site is situated in a sustainable town centre location within walking/cycle distance of local services, amenities, and public transport links. Cycling is a viable option in the area and the provision for the secure storage of bicycles has been demonstrated.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services